

AN ORDINANCE REZONING 121.113 ACRES ON NORTH MAIN STREET  
FROM R-4, LOW DENSITY RESIDENTIAL, TO PR, PLANNED RESIDENTIAL, FOR  
NORTHSIDE PLANNED RESIDENTIAL COMMUNITY

WHEREAS, in adopting this ordinance this Council has considered the applicable factors set out in §15.2-2284, Code of Virginia (1950), as amended;

WHEREAS, in adopting this ordinance, the Council has determined that the public necessity, convenience, general welfare and good zoning practice require such action.

THEREFORE, BE IT ORDAINED by the Council of the Town of Blacksburg that:

1. The official zoning map is amended by rezoning from R-4, Low Density Residential, to PR, Planned Residential, the following described land lying in the Town of Blacksburg, Mt. Tabor Magisterial District, Montgomery County, Virginia:

*Portion of Tax Parcel 166(A)4*

*119.836 Acre Area*

Beginning at a point, an iron rod found in the Rte. 460 Bypass variable width right of way line, common corner to Town Of Blacksburg property; thence with Town Of Blacksburg Lines the following courses, S 66°21'50" E, 220.42 feet to an iron rod found; thence N 23°18'10" E, 109.72 feet to an iron rod set; thence S 67°19'05" E 337.62 feet to an iron rod set; thence N 42°12'11" E, 934.28 feet to an iron rod set; thence N 12°11'06" W, 199.47 feet to an iron rod set; thence N 86°14'11" W, 852.74 feet to an iron rod found in the Rte. 460 Bypass variable width right of way; thence with said right of way the following courses, N 21°08'33" E, 191.19 feet to a VDOT monument found; thence N 28°26'12" E, 252.04 feet to a VDOT monument found; thence N 13°50'54" E, 252.04 feet to a VDOT monument found; thence N 21°08'33" E, 1009.97 feet to an iron rod set; common corner to Charles and Virginia Shaver; thence leaving said right of way and with said Shaver line, N 72°42'42" E, 720.03 feet to an iron rod found; common corner to Shaver and Memorial Gardens Of The NRV; thence with Memorial Gardens Of The NRV, N 72°01'51" E, 757.10 feet to a double walnut found on the Rte. 460 Business, North Main Street variable width right of way line; thence with said right of way, S 23°04'06" E, 517.48 feet to an iron rod found common corner to Clarence B. Givens, Et ux, thence leaving Rte. 460 Business, North Main Street variable width right of way line and with said Givens line the following courses, S 69°58'34" W, 913.10 feet to an iron rod found; thence S 16°30'26" E, 386.87 feet to an APCO power pole numbered 266-154; thence N 76°18'57" E, 455.00 feet to a fence post found; common corner to Givens, Et Ux and David and Cindy Dillard; thence with said Dillard and Genevieve W. Friedman, S 12°48'43" E, passing through an iron rod found on line at 634.26', corner to said Friedman, a total distance of 907.39 feet to an iron rod found,

common corner to said Friedman and Town of Blacksburg; thence with Town Of Blacksburg Line S 13°39'20" E, 653.51 feet to an iron rod set, common corner to said Town and Northside Park, Section V, Lot 4; thence with Northside Park, Section V and IV, S 78°49'54" W, passing through iron rods found on line at 159.71 feet, corner Lot 4 and Walnut Drive right of way, 209.73 feet, corner Lot 3 and Walnut Drive right of way, 614.97 feet, common corner of Lot 1, Lot 14 and the division line of Section V and Section IV Northside Park Subdivision, 1114.48 feet corner of Lot 11 and Carroll Drive right of way, 1164.48 feet, corner Lot 10 and Carroll Drive right of way, a total distance of 1314.48 feet to an iron rod found; thence with Northside Park, Section IV the following courses; S 11°10'06" E, 608.77 feet to an iron rod found; thence S 05°07'54" W, passing through an iron rod found at 92.49 feet, corner to Lot 5 and Lot 6, a total distance of 254.01 feet to an iron rod found; thence S 31°42'06" E, 57.37 feet to an iron rod found, corner of division line of Section IV and IX, Northside Park; thence with Northside Park, Section IX the following courses, S 71°23'45" W, 227.67' to an iron rod found; thence with a curve to the right having an arc length of 35.69 feet, a radius of 25 feet, chord bearing of S 21°06'36" E, and chord length of 32.74 feet to an iron rod found; thence N 19°47'16" E, 10.00 feet to an iron rod found; thence N 70°12'44" W, 50.00 feet to an iron rod found; thence N 19°47'16" E, 68.36 feet to an iron rod found; thence with a curve to the right having an arc length of 20.11 feet, a radius of 475.00 feet, chord bearing of N 18°34'30" E, and chord length of 20.11 feet to an iron rod found; thence N 70°16'52" W, 169.06 feet to an iron rod set, thence N 86°36'58" W, 111.33 feet to an iron rod set; thence S 12°01'44" W, 158.34 feet to an iron rod found; thence S 86°37'51" E, 45.36 feet to an iron rod found; thence S 03°22'09" W, 50.00 feet to an iron rod set; thence S 21°27'54" W, 185.33 feet to an iron rod found, corner of division line of Section IX and VII, Northside Park; thence with Northside Park, Section VII the following course, N 73°16'53" W, 101.07 feet to an iron rod set, corner of division line of Section VII and VIII, Northside Park; thence with Northside Park, Section VIII the following courses, N 64°16'01" W, passing through iron rods found at 190.11 feet and 285.17 feet a total distance of 407.71 feet to an iron rod found; thence N 75°05'52" W, 115.92 feet to an iron rod found; thence leaving Northside Park, Section VIII line and with new division lines the following courses, N 66°06'37" W, 254.27 feet to an iron rod set; thence S 30°33'15" W, 21.57 feet to an iron rod set; thence with a curve to the left having an arc length of 159.73 feet, a radius of 362.50 feet, chord bearing of S 17°55'53" W, and chord length of 158.44 feet to an iron rod set; thence with a curve to the left having an arc length of 147.33 feet, a radius of 362.50 feet, chord bearing of S 06°20'06" E, and chord length of 146.32 feet to an iron rod set; thence with a curve to the left having an arc length of 39.92 feet, a radius of 25.00 feet, chord bearing of S 63°43'15" E, and chord length of 35.81 feet to an iron rod set; thence S 70°32'13" W, 123.40 feet to an iron rod set; ; thence with a curve to the left having an arc length of 37.16 feet, a radius of 25.00 feet, chord bearing of N 24°12'05" E, and chord length of 33.84 feet to an iron rod set; ; thence with a curve to the right having an arc length of 179.43 feet, a radius of 437.50 feet, chord bearing of S 06°38'14" E, and chord length of 178.17 feet to an iron rod set; thence with a curve to the right having an arc length of 194.27 feet, a radius of 437.50 feet, chord bearing of S 17°49'59" W, and chord length of 192.68 feet to an iron rod set; thence N 30°33'15" E, 32.15 feet to an iron rod set; thence N 56°48'28" W, 230.84 feet to an iron rod set in the Rte. 460 Bypass variable width right of way; thence with said right of way the following courses, N 10°34'13" E, 162.63 feet to a VDOT monument found; thence N 21°13'04" E, 300 feet to a VDOT monument found; thence 29°33'36" E, 186.83 feet to a iron rod found, said rod being the Point of Beginning, and containing an area of 119.836 acres of land, as partially shown on a plat dated 20 November

2003, prepared by Anderson & Associates, Inc., Document No. 21600-001. New division lines where taken from information given to Anderson & Associates, Inc. by The Design Group, PC for the design of new Section XII, Phase I of Northside Park. New Division line data has not at this time been recorded.

*Portion of Tax Parcel 166(A)4A*

*1.277 Acre Area*

Beginning at a rod found, being a common corner between Tax Map 166(A)4 – Givens and Tax Map 166(A)4A – Givens and lying in the western right of way of Rte. 460 North Main Street; thence with Tax Map 166(A)4A and right of way of Rte. 460, S 23°04'06" E, 39.96 feet to a point in the western right of way of Rte. 460 North Main Street; thence with a new division line through Tax Map 166(A)4A, S 69°57'53" W, 863.86 feet to a point interior to Tax Map 166(A)4A; thence continuing on a new division line, S 16°30'26" E, 352.82 feet to a point in the common line of Tax Map 166(A)4A – Givens and Tax Map 166(A)4 – Givens; thence with the common line, S 76°18'57" W, 55.30 feet to an APCO Power Pole 266-154 found, corner to Tax Map 166(A)4A and Tax Map 166(A)4; thence with the common line, N 16°30'26" E, 386.87 feet to an iron rod found, corner to Tax Map 166(A)4A and Tax Map 166(A)4; thence with the common line, N 69°58'34" E, 913.10 feet to the Point of Beginning, and containing an area of 1.277 Acres of land. This portion comes from preliminary drawings provided by Mithun and has not been field verified or platted.

2. This is a conditional rezoning and the terms and provisions of the document entitled "Northside Planned Residential Community, Preliminary Development Master Plan," dated October 25, 2004, by Mithun, Architects, Designers and Planner, Design Group, PC, and Anderson & Associates, Inc., which constitutes the preliminary development plan and the Proffer Statement which is included in the Northside Planned Residential Community Preliminary Development Master Plan shall govern the development and use of this land.

3. This ordinance shall be effective on and after its adoption.

ATTEST:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Town Clerk

1st Reading:\_\_\_\_\_

2nd Reading & Adoption:\_\_\_\_\_